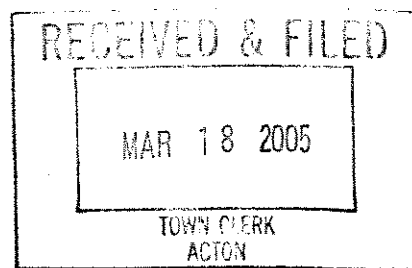


Economic Development Committee Minutes  
Thursday, 2/17/05  
7:30 PM  
Room 204 Acton Town Hall



Members Present: Rheta Roeber, Chairperson, Herman Kabakoff, Phil Janus, William Lawrence, Robert Johnson, Ann Chang, Lauren Rosenzweig, Ed Starzec, Chris Pappas, Roland Bartl, Town Planner/Staff

Members Absent: Wayne Friedrichs

- I. Introduction of new members: **Chris Pappas**, Middlesex West Chamber of Commerce Representative.—Professional Commercial Realtor in Acton, owns property on Knox Trail. **Ed Starzec**, Planning Board Representative—Employed by Mass Development, working on mixed use at Devens, and future planning for Hanscom Air Force Base. Ed is a professional urban planner, and was previously employed at VHB.
- II. Minutes: Minutes from previous meeting were accepted with minor amendments for typos and spelling.
- III. Priority Goals:

Roland listed all the items we had marked of "CRITICAL" importance at the previous meeting. It was pointed out that some items required ongoing reporting and monitoring, and persons should be assigned to be responsible for keeping the committee up to date on these matters.

- Ann Chang, Bob Johnson, Lauren Rosenzweig—Sewers/Comprehensive Water Resources Management Plan
- Lauren Rosenzweig and Ed Starzec—Kelley's Corner—notify Herman Kabakoff as liaison to neighborhood/stakeholders
- William Lawrence—Tax Rate
- Ann Chang, Bob Johnson—Life After NESWC/ Plans for the Transfer Station, Town Landfill, and all trash disposal options
- Roland Bartl, Lauren Rosenzweig, Ed Starzec—40 B Projects/ Their impact on commercial parcels, how to preserve land for future office, retail, and light industrial needs.
- During the discussion William Lawrence reported that housing starts in the Acton area have gone way down.
- The meeting proceeded with discussion around the other priorities identified:
- WR Grace—A request was made that the EDC through its chairman be involved in town issues involving the WR Grace property.
- Baseline Data on Commercially zoned properties in town—Rheta reported on a meeting with Brian McMullen, Town Assessor. There are approximately 400 commercially zoned parcels in town. Rheta will work on getting a complete printout of all the current data, and the committee can decide which data points are important to track. Bill Lawrence would like to be involved in this project as well. We must decide which aspects are important to monitor. Roland will find out if we have capability to determine if space is "office, retail, industrial, new construction, etc." We lamented that we do not have more GIS capability, as this would enable all the data to be available by a click on a map.

The committee agreed that the #1 priority right now was to determine the future of the landfill/transfer station. Ann and Bob were asked to come to our next meeting ready to brief us on the results of the requests for proposals.

The # 2 priority was to study the Route 2 Highway corridor, and review all of the zoning. Phil Janus volunteered to meet with Roland and put all the information together to show the committee which parcels were zoned residential, which were office, which were industrial, etc. as a start of discussion of future planning for the land adjacent to the highway.

The #3 priority was Chapter 40 B—what does it mean for Economic Development in Acton? Roland will present why 40 B housing can be built on commercial land, and go into the legalities, etc. Roland will also brief the committee on why the Planning Board put the affordable housing overlays where they did.

- IV. Warrant Articles for Town Meeting—none directly involve the Economic Development Committee so far. Zoning articles are Housekeeping, and Amateur Ham Radio Antenna Towers.

The meeting adjourned at 9:15 PM

Minutes respectfully submitted by: Lauren Rosenzweig, Planning Board Representative to EDC